



24 Trafford Road

, Hinckley, LE10 1LY

Offers In The Region Of £425,000



A stunning, detached, 2 bedroom extended bungalow, maintained to the highest standard and well appointed throughout. The property is located within one of Hinckley's most sought after and desirable locations.

Additional benefits of gas central heating (combination boiler located within the roof void), cavity wall insulation, PVCu double glazing, under floor heating, bedroom 1 with ensuite bathroom and separate shower, modern shower room, luxury fitted 'shaker style' kitchen, open plan living with a spacious lounge/dining room, PVCu fascia and soffit boards, low maintenance front garden with double driveway, enclosed rear garden, side vegetable garden, and garage.

The property is located close to local amenities and within walking distance of Hinckley's town centre and accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

Viewing essential.



Recessed porch. 15'1" x 2'1". (4.62 x 0.65.)

Reception hall. 16'0" (max) x 7'7" (max). (4.88 (max) x 2.33 (max).)

Obscure PVCu double glazed doors, roof void access hatch, solid oak floor and radiator.

Modern shower room (front). Fully tiled. 5'1" x 4'0". (1.55 x 1.24.)

Walk in infinity double shower enclosure with mixer shower, wash hand basin, radiator, ceramic tiled floor, obscure PVCu double glazed window and extractor fan.

Separate WC (front). 4'0" x 2'7" (1.24 x 0.80)

Low flush wc, chrome ladder style radiator, downlights to the ceiling and ceramic tiled floor.

Bedroom 1 (rear). 12'0" x 10'5". (3.67 x 3.20.)

PVCu double glazed window and radiator.

En suite bathroom (rear). 9'10" (max) x 5'10". (3.02 (max) x 1.79.)

Full suite in white, 'stand alone' claw foot bath, wash hand basin, low flush wc, fitted separate shower cubicle with mixer shower and rainfall shower head, downlights to ceiling, extractor fan and obscure PVCu double glazed window.

Bedroom 2 (rear). 12'0" x 9'5". (3.67 x 2.89.)

PVCu double glazed window and radiator.

Luxury Wren 'shaker style' kitchen (rear). 10'2" x 10'0". (3.11 x 3.06.)

Feature sink, range of attractive base and wall units (9 base inclusive of pan drawers and 5 wall), contrasting quartz worksurfaces and integral breakfast bar, solid oak floor, split level Neff induction hob, electric (fan assisted) hide and slide oven, integral microwave, mains heat alarm, carbon monoxide alarm, obscure PVCu double glazed door, PVCu double glazed window, radiator and Bosch fitted dishwasher.

Spacious through lounge / dining room. 18'9" x 18'8". (5.72 x 5.69.)

Solid oak floor, feature rustic brick fireplace, side recess / alcove, coving, radiators, PVCu double glazed bay window, PVCu double glazed French doors and PVCu double glazed sliding patio doors.

Conservatory (rear). 8'11" x 8'4". (2.72 x 2.56.)

PVCu double glazed windows, double glazed polycarbonate roof, ceramic floor tiling and PVCu double glazed French doors.

Fully enclosed rear porch. 8'2" x 4'7". (2.50 x 1.40.)

PVCu double glazed windows, double glazed polycarbonate roof, radiator and plumbing for washing machine.

Outside.

Low maintenance front garden with double width driveway.

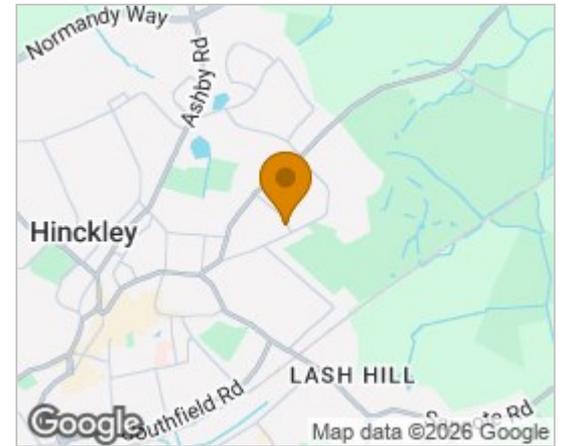
Side garden with vegetable garden and summer house.

Enclosed rear garden with paved patios, dual gated side entrances and lawn.

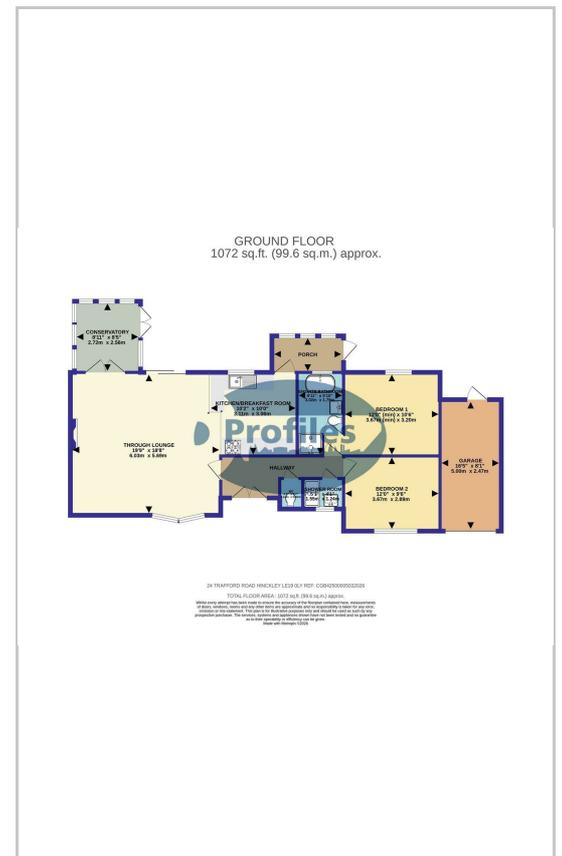
Garage. 16'4" x 8'1". (5.00 x 2.47.)

Roller shutter electric door, rear door, power and light points.

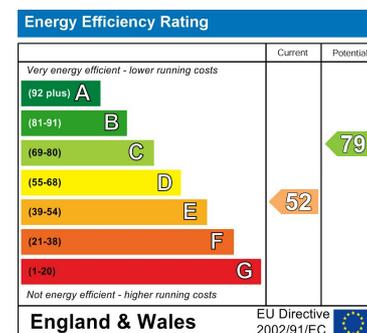
Area Map



Floor Plans



Energy Efficiency Graph



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